

FAUQUIER COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
THIRD FLOOR - COURT AND OFFICE BUILDING
40 CULPEPER STREET
WARRENTON, VIRGINIA 20186

PLANNING
(540) 347-8703

COUNTY ENGINEER
COUNTY SOIL SCIENTIST
(540) 347-8660

(540) 347-8660
FAX (540) 341-3444

Zoning Administration

(540) 347-8789

BUILDING
AND ZONING PERMITS
(540) 347-8646
(540) 347-8647
(540) 347-8674

TO: Bryan Tippie, Director, OMB

FROM: Frederick P.D. Carr, Director

SUBJECT: Planning Commission Comments and Recommendations Regarding the
Proposed CIP for FY 2004-2008

DATE: January 29, 2003

cc: Planning Commission

Background Information:

Paul Blackmer, Chairman of the Citizen Advisory Committee, presented the proposed CIP for FY 2004-2008 to the Planning Commission at its work session and public hearing, which were both conducted on November 21, 2002. The Executive Summary contained in the proposed CIP for FY 2004-2008 indicated a total funding request of \$46.2 million; \$27.7 million from new debt and \$18.5 million from general revenue. The Citizen Advisory Committee noted that the primary challenge over the next five years is represented by the School Board's identified need to fund the construction of a new high school, along with the associated operating costs.

Mr. Blackmer also stressed that funding will present a challenge over the next few years, with expected shortfalls from state funding sources. As a result, he indicated that the Committee also considered other sources of capital project funding; for example, consideration be given to local Certificates of Participation to raise funds for libraries, cultural centers, and recreational facilities.

Planning Commission Comments and Recommendations:

At the conclusion of the public hearing, the Planning Commission scheduled and conducted December and January work sessions.

A. *Recommendations.* At its January 23, 2003 meeting, the Planning Commission forwarded the proposed CIP for FY 2004-2008 to the Board of Supervisors for approval, with the following unanimous recommended revisions:

1. *Cedar Lee Performing Arts.* Remove any reference, under the Construction – Debt subsection, from the CIP since there is no public funding planned or considered for this project; and

2. *Groundwater Study/Survey.* One of the top Board of Supervisors and Planning Commission objectives is to establish a clear understanding of the capacity of groundwater resources countywide, including countywide geology; recharge area locations and other associated information. This project will require, through time, the use of water resource consultants, the USGS, county and state staff. *The Planning Commission recommended an annual reservation of \$60,000 to be included as part of the CIP or special projects account for this undertaking.*

B. *Comments.* The following individual comments are offered for Board of Supervisors consideration.

1. *Department of Parks & Recreation.* The Planning Commission noted that this department was basing much of its capital programming costs in the CIP on 1991 cost estimates, and these are not being adjusted to current values. Recommended that Parks and Recreation be provided engineering/consultant assistance to keep abreast of actual costs, and upgrade project cost estimates accordingly within the CIP.
2. *High School Options.* The challenge is to add capacity to our high schools. That may mean one grand new high school, but it may also be achieved in other ways. High school age population is growing steadily, year by year. Increasing high school capacity year by year could be preferable to building the grand high school after our high schools are woefully overcrowded. Alternatives to one massive High School construction project should be incorporated into the CIP to include:
 - Expansion of Liberty High School as originally planned;
 - Possible expansion of Fauquier High School;
 - Building, in series, smaller, but expandable, high schools;
 - Working with Lord Fairfax Community College to see what arrangements can be made to channel appropriately selected high school students to the college's facility for advance placement courses; and
 - Reviewing the feasibility of computer based home/remote remote learning for some students in selected courses as an alternative to full time attendance.
3. *School and other Public Building Construction:*
 - Reduce funding for park facilities in order to bring a third high school online sooner;
 - Prohibit the design and construction of public buildings and schools with flat roofs;
 - ADA access to the John Barton Payne building be designed and constructed in a manner sensitive to handicapped access needs and to preserve its architecture and place within the Warrenton Historic District.
4. *Major Systems.* The Planning Commission Chairman participated on the Major Systems Sub-Committee, and offered the following comments listed in Attachment A.

Planning Commission Chairman Richard Robison

23 JANUARY 2003

CONSTRUCTION OF SCHOOLS:

1. Add onto Liberty High School as previously planned;
2. We need to cut some of our perks, i.e. Parks and Recreation, to bring the 3rd High School forward a couple years.

CONSTRUCTION OF OTHER BUILDINGS:

3. Stop constructing schools and other buildings with FLAT ROOFS.
4. I have not seen the Preliminary Drawings for the ADA access modifications to the John Barton Payne. I am concerned with preserving all historic government buildings. I recommend that the ADA access be designed in a sensitive manner for this building.

MAJOR SYSTEMS:

In the Major Systems portion of the CIP, there are many requests for roof replacements. I participated on the Major Systems sub-committee, performed site visits and walked on many roofs. I have had many enlightening experiences from these inspections.

I saw a shingle roof on Coleman School that the School Board requested to be replaced. I found the roof to be in very good condition; and was later told that the roof was only 1 1/2 years old! I also walked on many flat (low pitched) roofs that contained undesirable items, such as: rocks, nails, screws, sharp sheet metal, and broken glass. These are items that you would not expect to see on a thin membrane roof. I stress the importance of proper maintenance of roofing materials. While on my soapbox, the historic Warren Green Hotel Building has a portion of standing seam metal roof that is severely rusted far beyond the natural need for a paint job! On an unrelated site visit, I saw this roof and was very disappointed to observe its actual condition. Please, let's get it painted ASAP. It can still be saved if we act quickly. Let's take care of all roofs on all public buildings.

Roofing. There are basically two types, sloped and flat (or very low sloped). On sloped roofing, we have had many installations of 20 to 25 year shingles. There was a suggestion of replacing sloped roofs with an expensive 20-year pre-finished metal roof WHY? There are less expensive asphalt shingles available that come with a 50-YEAR WARRANTY. This option would greatly reduce the roofing costs over the lifespan of each building. (Value Engineering)

Similarly, on flat roofs, there is now available a 90 mil thick (vs. 45 or 60) EPDM roof, that carries a 30 (vs. 10 or 15) year warranty. Again, if we lessen the amount of roof replacements, then we lower the overall roofing costs.